

Community Plans

Though typically separate from the King County Comprehensive Plan, some community plan policies have been incorporated into the comprehensive plan. These policies apply to specific geographic areas of King County. The original community plan policy number appears in parentheses at the end of each policy.

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for rural areas, resource lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the GMA, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or in a few cases in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

Although the community plans (except for the Vashon Town Plan, West Hill, and White Center – see Section XIII) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-GMA area zoning that remain in effect.

The following section contains those community plan policies that are readopted as part of the King County comprehensive plan, and community plan policies that have been amended through subarea plans. This section also contains policies that have been adopted subsequent to community plans, but are specific to individual community planning areas.

I. Bear Creek

The Bear Creek Community Plan became effective in February 1989, and directed most forecast growth into a concentrated area near the City of Redmond Watershed, first referred to as the "Novelty Hill Master Planned Developments." The rest of the Bear Creek Plateau was designated for a mixture of suburban and rural residential development. The 1994 King County Comprehensive Plan redesignated most of the planning area as rural. In 1995, some of the Bear Creek Community Plan's policies relating to the Novelty Hill Master Planned Developments (MPDs) were amended by Ordinance 11954. Also, the 1994 Comprehensive Plan refers to MPDs as Urban Planned Developments (UPDs). After the 1994 Comprehensive Plan's urban designation of the UPD sites was appealed and remanded to the county, the sites in question were redesignated for Fully Contained Communities (FCCs) as defined in the Growth Management Act, as well as UPDs (See policy R-104 in Chapter 3). The readopted policies for the most part address Novelty Hill and some area-specific transportation and trail issues.

CP-101 To provide a range of housing opportunities and accommodate a fair share of growth in Bear Creek, the Novelty Hill subarea should be designated an urban planned development (UPD) and fully contained community (FCC). This designation will be implemented by urban planned development. (BC-3)

CP-102 Urban planned development will be permitted in the Novelty Hill subarea only when the following planning policies are met:

a. To protect existing wetlands, streams and wildlife habitat, urban planned development shall be consistent with the intent of King County ordinances, King County Comprehensive Plan policies and sensitive areas regulations. The design of the proposed development shall protect and preserve existing wetlands, streams and wildlife habitat by several methods including (but not limited to) minimizing alterations to the natural drainage features, maintaining water quality, preserving storage capacity, providing undisturbed unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the number of stream crossings, and minimizing erosion and sedimentation. To achieve the intent of this policy it may be necessary to exceed the requirements of the King County wetland guidelines.

- b. A master drainage plan for the Novelty Hill subarea shall be approved by King County.
- c. New development adjacent to a unique/outstanding or significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland functions; and
- d. Groundwater recharge areas should be identified and protected to ensure that groundwater resources are protected from potential pollution.
- e. To ensure that the existing road system in both King County and Redmond is not adversely affected, on-site and off-site traffic impacts shall be mitigated consistent with the Integrated Transportation Program (K.C.C. chapter 14.65).
- f. A project environmental impact statement (EIS) shall be required for all property proposed for urban planned development within the UPD development area. The project EIS shall address the full range of public services necessary to serve urban development on Novelty Hill. The EIS shall include the cost of these services, the financial responsibility of the developer(s) and affected jurisdictions, and the method of phasing development to coincide with availability of these public services.
- g. Since the remainder of residential land in Bear Creek will either be recognized as existing one-acre neighborhoods or designated as rural areas, all improvements to public facilities, including but not limited to road construction and sewers, shall be financed by the UPD developers provided the impacts are the result of UPD developments or according to a fair-share formula agreed to by affected parties.
- h. A full range of housing densities, types and prices including housing for low-, moderate-, and medium-income groups shall be included in the UPD. The mix of single-family and multifamily housing in the UPDs shall approximate the existing county housing stock mix.
- i. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.
- j. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.
- k. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.

- 106 **l. The Novelty Hill urban planned development area shall contain an urban activity**
107 **center, which includes a commercial center to provide for the everyday shopping**
108 **needs of the planned UPD population.**
- 109 **m. The activity center shall also contain a business park of sufficient size to provide**
110 **a diversity of employment opportunities and a balance of jobs and households**
111 **for the UPD area.**
- 112 **n. In order to preserve opportunities for a variety of employment types in the**
113 **business park areas, retail development in freestanding buildings should be**
114 **excluded. Up to 10% of gross floor area in business park buildings may be**
115 **planned for retail uses, such as restaurants and business services, to serve**
116 **business park employees.**
- 117 **o. Development conditions for the shopping and business park areas should**
118 **encourage high quality development and site design.**

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120 **The area will revert to rural if UPD development is denied or not pursued. If the UPD**
121 **area reverts to rural, the zoning shall be RA-5. (BC-4)**
122

123 **CP-103 Sewer facilities necessary to serve urban planned development on Novelty Hill are**
124 **planned, designed and constructed to serve only such development and are**
125 **prohibited from serving nearby surrounding low-density urban and rural areas.**
126 **Proposals to extend sewer service or expand urban development outside the**
127 **Novelty Hill subarea are not appropriate and are inconsistent with the purpose of the**
128 **King County Comprehensive Plan. (BC-5)**
129

130 **CP-104 The Novelty Hill urban planned development or fully contained community shall**
131 **contain a commercial area of sufficient size to serve the future residents and**
132 **employees. (BC-17)**
133

134 **CP-105 The natural drainage systems of Bear, Evans, and Patterson Creeks should be**
135 **restored, maintained, and enhanced to protect water quality, preserve existing**
136 **aquatic habitat, reduce public costs, and prevent environmental degradation. Public**
137 **improvements and private developments should not alter natural drainage systems**
138 **without mitigating measures which eliminate increased risk of flooding and erosion,**
139 **negative impacts on water quality, and loss on aquatic or riparian habitat. (BC-32)**

140 **CP-106 An undisturbed corridor wide enough to maintain the natural biological and**
141 **hydrological functions of streams should be preserved in all new development in the**
142 **Bear Creek Planning Area. (BC-34)**

- 143
- 144 **CP-107** Bear, Evans, and Patterson Creeks and their tributaries should be protected from
- 145 grazing animal access in order to: 1) reduce water quality degradation from animal
- 146 wastes, 2) reduce bank collapse due to trampling, and 3) allow shading vegetation to
- 147 reestablish along stream banks. (BC-35)
- 148
- 149 **CP-108** Streams channeled in the Bear, Evans, and Patterson Creek drainages should not be
- 150 placed in culverts unless absolutely necessary for property access. To reduce
- 151 disruption to streams and their banks, bridges should be used for stream crossings,
- 152 and crossings should serve several properties. When culverts are required,
- 153 oversized culverts with gravel bottoms that maintain the channels' width and grade
- 154 should be used. (BC-38)
- 155
- 156 **CP-109** New development should rehabilitate degraded stream channels and banks in the
- 157 Bear, Evans, and Patterson Creek drainages to prevent further erosion and water
- 158 quality problems. Where conditions permit, the banks and channels should be
- 159 restored to a natural state. (BC-39)
- 160
- 161 **CP-110** Unique or significant wildlife should be identified and preserved. Development
- 162 plans should identify significant wildlife habitat and should locate buildings, roads,
- 163 and other features on less sensitive portions of the site. These considerations may
- 164 result in a reduction in density from that otherwise allowed by zoning. (BC-40)
- 165
- 166 **CP-111** The Bear and Evans Creeks' watersheds have been designated as critical areas for
- 167 protection of the aquatic resources and human health. The following surface water
- 168 management activities should be promoted.
- 169 a. Appropriate and reasoned changes in land use policies and regulations may be
- 170 evaluated during the preparation of the Bear/Evans Creeks Basin Plan.
- 171 b. Ensure adequate field inspection of land development activities.
- 172 c. Implement a public information program to promote water resources and stream
- 173 channel protection.
- 174 d. The Bear and Evans Creeks Basin Plan shall develop recommendations for water
- 175 quality monitoring and recommended methods for citizen input and evaluation to
- 176 assess the success of the county's policies and regulations pertaining to this
- 177 planning area. (BC-41)
- 178

179 **CP-112** Mitigation of traffic impacts to the City of Redmond arterial system will be
180 accomplished through the interlocal agreement process. The Avondale arterial
181 corridor study recommendations shall be used as a basis for traffic mitigation
182 requirements for both city and county development affecting the corridor.
183
184 Mitigation shall preserve the operational integrity of the corridor and maintain
185 existing local access. The primary arterial corridor between the Novelty Hill urban
186 area and SR-520 should be located and designed to encourage transit and ride-
187 sharing alternatives to single-occupant vehicle travel.
188 Transportation planning of new facilities and management of the transportation
189 system should be coordinated with current and forecast needs of the East
190 Sammamish and Northshore planning areas, adjacent areas of Snohomish County,
191 and with the cities of Redmond and Kirkland, and should be a cooperative effort of
192 the affected jurisdictions. Phasing of Bear Creek and Redmond development should
193 be strongly linked to the provision of adequate transportation facilities and travel
194 demand management programs. (BC-45A)
195
196 **CP-113** Establishment of new rights-of-way and acquisition of additional right-of-way in
197 existing corridors should emphasize protection of natural systems and adequate
198 buffering of existing and potential residential development. (BC-47)
199
200 **CP-114** Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill, and the rural
201 areas should incorporate design features such as grass-lined swales to minimize
202 surface water disruption and to protect and enhance water quality. (BC-49)
203
204 **CP-115** 196th Avenue Northeast ("Red Brick Road") between Union Hill Road and Redmond-
205 Fall City Road (SR-202) is a historic road and should be preserved by restoring its
206 brick surface, limiting vehicular loads and speeds, and prohibiting access to
207 commercially-zoned properties to the west. Access to these properties should be
208 provided by other existing roads and by a new north-south road connecting Union
209 Hill Road and 185th/187th Avenues Northeast. (BC-50)
210
211 **CP-116** Park-and-ride and park-and-pool lots should be developed in Redmond, Cottage
212 Lake, Ring Hill, Ames Lake, and Union Hill to provide focal points for transit and ride
213 sharing. Park-and-pool lots should be located in rural areas along major commuting
214 corridors such as SR-202, Redmond-Fall City Road, Novelty Hill Road, and
215 Woodinville-Duvall Road. (BC-52)

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- CP-117 The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in Bear Creek to tie in with the East Sammamish planning area and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail. (BC-61)**
- CP-118 When the development of property occurs in Bear Creek, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables, and recreation areas. (BC-62)**

II. East Sammamish

The East Sammamish Community Plan was adopted in December 1992. The East Sammamish Community Plan Update became effective in June 1993. Most of the planning area was designated for urban development, but important rural areas included Happy Valley, Grand Ridge and the eastern edge of the Sammamish Plateau. For the most part, the 1994 King County Comprehensive Plan reaffirmed the land use designations of the East Sammamish Community Plan Update. The major changes from the community plan occasioned by the 1994 Comprehensive Plan were replacement of the "urban reserve" approach to growth phasing with the service and finance strategy outlined in the 1994 Comprehensive Plan and designation of a portion of Grand Ridge for urban growth. Most of the readopted policies address drainage, transportation and road design.

CP-201 For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study areas. (NE-1)

CP-202 As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation. (NE-3)

CP-203 Control mechanisms equal to or more effective than those adopted by Ordinance 9365 limiting or removing phosphorus and other non-point source pollutants from water bodies should be established and implemented as special requirements in area-specific basins plans to provide added protection to streams, lakes, wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan, the Pine Lake Management Plan and the Beaver Lake Management Plan recommendations should be implemented to protect water bodies from non-point source pollution. (NE-7)

262 **CP-204** Development shall protect wildlife through site design and landscaping. New
263 development within or adjacent to the wildlife habitat network should incorporate
264 design techniques that protect and enhance wildlife habitat values. (NE-10)
265

266 **CP-205** All golf course proposals shall be carefully evaluated for their impacts on surface
267 and groundwater quality, sensitive areas, and fish and wildlife resources and habitat.
268 (NE-11)
269

270 **CP-206** Water used for irrigating golf courses should come from nonpotable water sources
271 wherever possible. Use of natural surface water sources, such as streams, should
272 be avoided due to impacts on fish and other wildlife habitat. A water conservation
273 plan shall be submitted with golf course applications which should address
274 measures such as the use of drought-tolerant plant species. (NE-12)
275

276 **CP-207** The Patterson Creek Basin currently provides highly-productive aquatic habitat.
277 Urban development within this basin should be conditioned to protect this resource
278 by minimizing site disturbance, impervious surfaces and disturbances of wetlands
279 and streams. (No Community Plan Policy Number)
280

281 **CP-208** The Northwest Pipeline office and maintenance shop is an existing use and is
282 recognized by this plan as providing a needed service to the area. This 6.5 acre site
283 may redevelop for pipeline utility and/or school bus base uses exclusive of major
284 maintenance functions that are compatible with the surrounding rural development
285 and agricultural uses. Redesignation of additional properties in the immediate
286 vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall
287 not be permitted. (CI-13)
288

289 **CP-209** New developments should be designed and constructed with an internal road
290 system which includes a Neighborhood Collector linking with existing or planned
291 adjacent developments, creating a complete Neighborhood Collector circulation
292 system and such linkage should be designed to ensure safety of local streets.
293 Through traffic on local access streets should be discouraged. (T-9)
294

295 **CP-210** Metropolitan King County Government should establish park-and-ride facilities in the
296 East Sammamish Community Planning area. Park-and-ride facilities should be built
297 along 228th Avenue and/or adjacent to I-90 and SR-202. The park-and-ride lots
298 should be sited adjacent to and connect with existing or proposed community or

neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be high priority response to current and anticipated I-90 access problems. (T-13)

CP-211 Consistent with the King County Open Space Plan, the county shall encourage establishment of an open space system in East Sammamish and give priority to protecting recreational, cultural and natural and sensitive areas such as shorelines, aquifer recharge areas, wildlife habitat, historic properties, archaeological sites, scenic vistas and community separators or greenbelts. The county may require lot clustering within or adjacent to open space areas; linkages between open spaces and may provide density bonuses or incentives to developers who preserve significant open space or establish trails beyond usually applied mitigation. (P-11)

CP-212 Urban separators should be established to provide visual relief from continuous development, provide important linkages for wildlife habitat, and maintain a visual separation between distinct communities. (P-17)

CP-213 There are areas within the urban separators that are especially suitable for trail connections for recreational use by present and anticipated population. King County should develop a trail and/or parks system utilizing the preserved open space within the urban separators. (P-18)

CP-214 When the development of properties occurs in the East Sammamish planning area, public access or easements should be required to complete the development of a local trail system for those areas where existing trails have historically been used by the public, or where the King County Open Space Plan identifies proposed trail alignment for regional and local trails. The Parks Division shall review the application during the development review process. (P-23)

III. Enumclaw

The Enumclaw Community Plan and Area Zoning were commenced in 1986-87 and adopted in June 1990. The community plan refined boundaries between the Enumclaw Plateau's Agricultural Production District and abutting Rural Areas and Forest Production District, and designated the Urban Growth Area agreed to by King County and the City of Enumclaw. The 1994 King County Comprehensive Plan reaffirmed the Enumclaw Community Plan's land use designations.

CP-301 All development within 660 feet of the top of the Green River valley walls should be conditioned to avoid adverse impacts on the environment and risks to life and property. (EN-12)

CP-302 King County should work with landowners on either side of SR-410 east of the City of Enumclaw to protect the scenic qualities of this highway corridor. (EN-22)

CP-303 King County should work with Washington State Parks and Recreation Commission and landowners on either side of the Green River Gorge to protect the scenic qualities of the Green River Gorge conservation area. (EN-23)

Enumclaw's expansion area, like that of other rural cities, is shown on the King County Comprehensive Plan Land Use Map.

CP-304 King County should work with the City of Enumclaw to establish an agreement guiding future annexations, including but not limited to the following elements:

- a. Commitment from the city to extend and maintain public services to the area, including police, fire, transportation, sewer, water, storm water management and general government services.**
- b. Commitment from the city to provide a variety of residential development at an overall density for unconstrained land of at least four to eight units per acre.**
- c. Commitment from the city that the extension of public services to meet the needs of future residents will maintain service levels to existing city residents.**

- d. Commitment that the city will continue environmental protection for sensitive areas, (including but not limited to flood plains, steep slopes, wetlands, seismic and landslide hazard areas) at or above King County standards.
- e. Commitment from the city to use measures to buffer or protect abutting forest or agriculture resource lands.
- f. Commitment that the city will provide protection of historic sites and areas equal to the county's Historic Preservation Ordinance.
- g. Commitment by King County to consult with the city on public improvement standards, such as local road standards, drainage control requirements and transportation standards that will apply to development in expansion areas.
- h. Commitment by King County to notify the city of development proposals in the expansion area and to consult with the city to condition development approvals to mitigate adverse impacts on city services and to implement city plans, policies and standards.
- i. Commitment by King County to notify the city of development proposals in an impact area, which includes all lands within a one-mile radius of the expansion area, and to consult with the city where applicable to condition development approvals to mitigate adverse impacts on city services.
- j. Agreement on which jurisdiction will have responsibility for parks, roads, storm water or other public facilities after annexation. (EN-40)

- CP-305** Access to state park lands should be designed to minimize adverse traffic impacts on the Southeast Green Valley Road. (EN-56)
- CP-306** Any expansion of aircraft runway or hangar capacity in the Enumclaw planning area should be concentrated on or near the existing Enumclaw airport. Existing legally approved landing strips associated with low-density residential developments, such as Evergreen Sky Ranch, shall not be expanded. (EN-60)
- CP-307** Redevelopment of the Enumclaw landfill site should be subject to studies to assure public health and safety. If these studies determine that there is no threat to public health and safety the site's rural designation may be changed to accommodate a public use such as a park or other facility without an amendment to the King County Comprehensive Plan. (EN-71)

IV. Federal Way

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the Federal Way Community Plan or its amendments are readopted.

V. Highline

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a massive decrease in the unincorporated area population (down over 38 percent between 1990 and 1994).

None of the Highline Community Plan is readopted with the exception of West Hill and White Center which were adopted in 1994 as part of the comprehensive plan but published separately. (See Section XIII.)

VI. Newcastle

The Newcastle Community Plan commenced in 1978 and was adopted in May 1983. The final adopted plan designated three sites for Master Planned Developments (MPDs), but stipulated that only two MPDs could occur without an update of the community plan. One MPD was approved by the county in the late 1980s. Bellevue annexed Factoria and Newport Hills in 1993 and the City of Newcastle was incorporated in 1994, so the noncity portion of the planning area's population fell 13 percent between 1990 and 1994 even though the whole planning area is forecast to grow almost 18 percent between 1994 and 2010. The planning area also includes some areas designated Rural by either the 1985 or 1994 King County Comprehensive Plans.

CP-601 King County supports the nomination of the Odd Fellows Cemetery and counterbalance right-of-way to the National and State Registers of Historic Places. (N-33)

CP-602 Limit grazing animal access to May Creek and its tributaries in order to 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to animals' hooves, and 3) allow shading vegetation to reestablish along stream banks. (N-41)

CP-603 May Creek is acknowledged as a regional asset and should be protected. Thus, King County shall not increase zoning density on lands that drain into May Creek (i.e. the May Valley Basin) without first determining and implementing surface water runoff mitigation necessary to control flooding and siltation in May Creek.

VII. Northshore

The Northshore planning area has been one of King County's faster-growing planning areas. The first "Northshore Communities Development Plan" began in 1972-73 and was adopted in August 1977.

Almost immediately the Northshore Community Plan Revision Committee was established, and the "Revised Northshore Community Plan" was adopted in 1981.

The latest Northshore Community Plan Update began in July 1988 and was adopted in February 1993. During 1993, the newly incorporated City of Woodinville assumed jurisdiction within its territory. Portions of the planning area have been annexed by Bothell, Kirkland and Redmond. Kenmore, a significant unincorporated activity center, became a city in August 1998.

CP-701 The north and east slopes of Norway Hill have an established neighborhood character and limited future development potential. They are, therefore, designated low density urban, 1 home per acre. King County recognizes that extensive steep slopes and erosive soils at the top of Norway Hill (above the 300-foot elevation mark) warrant lower residential densities. (E-10)

CP-702 The undeveloped area to the south of Metro's Brickyard Park and Ride lot should retain its office-only designation in recognition of its proximity to a major transportation corridor and the need for increased employment opportunity in proximity to planned high-density residential areas. (E-13)

CP-703 King County, Snohomish County, the City of Bothell, and the City of Woodinville should work on specific areas of mutual concern, such as the Swamp Creek and Daniels Creek drainage basins, the SR-527 transportation corridor, the proposed regional facilities of the University of Washington, and the future expansion of the City of Bothell. (E-25)

CP-704 Swamp Creek provides important wildlife habitat and serves as an urban separator between Kenmore and Bothell. To protect the Swamp Creek corridor, no development should be allowed in the Swamp Creek floodplain. Residential

501 development shall be clustered away from the tributary, as defined in the area
502 zoning. (R-7)
503

504 **CP-705** Significant vegetation is a diminishing resource in the Northshore community.
505 Significant vegetation contributes significantly to environmental quality,
506 neighborhood character, and the quality of life in Northshore. All new residential
507 development shall retain significant existing vegetation. Native vegetation should be
508 utilized wherever possible. (R-17)
509

510 **CP-706** New development must provide pedestrian connections to off-site facilities such as
511 existing trails, walkways, community facilities and services, transit, schools and
512 surrounding residential neighborhoods. Pedestrian links should be provided
513 internally in all new residential development. Bicycle and equestrian links should be
514 provided where possible. (R-19)
515

516 **CP-707** King County recognizes the importance of existing mobile home parks in providing
517 affordable housing options. Mobile home parks outside of the Woodinville and
518 Kenmore commercial core areas are designated for mobile homes park uses, and
519 shall be zoned appropriately.
520

521 King County shall continue to examine the feasibility of funding and developing a
522 replacement mobile home park in north King County for displaced mobile homes on
523 county-owned or privately owned sites.
524

525 King County should develop interlocal agreements with the cities of Bothell,
526 Redmond, Kirkland, Woodinville and Kenmore for joint development of replacement
527 parks to accommodate mobile home owners if they are displaced from mobile home
528 parks within cities. (R-21)
529

530 **CP-708** Roadway improvements addressing the transportation needs in the Sammamish
531 Valley from the South Woodinville bypass to northeast 124th Street should carefully
532 preserve the rural character of the valley as indicated by this and other adopted land
533 use plans. Incorporating roadway design characteristics, such as tree windbreaks
534 and shoulders instead of curb and gutter, will enhance this rural atmosphere.
535 Access from adjacent properties to the proposed Willows Road extension shall be
536 discouraged. Where access is necessary from adjacent properties, access shall be
537 consolidated. (T-11)

538

539 **CP-709** King County should improve motorized and nonmotorized transportation circulation

540 east and west across the I-405 corridor to provide relief in the congested Totem Lake

541 and Kingsgate areas. The county should also cooperate with other jurisdictions. (T-

542 12)

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544 **CP-710** Transit improvements and HOV treatments on I-405 and SR-522 should be given

545 highest priority. This may include developer contributions to these improvements as

546 part of the development review process. (T-25)

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548 **CP-711** Transportation projects in Northshore should incorporate bicycle friendly design,

549 utilizing a variety of design techniques appropriate to the particular project and

550 right-of-way characteristics, including, but not limited to, bicycle lanes, wide outside

551 travel lanes, paved shoulders, bicycle sensitive signal detectors, and appropriate

552 signing. Existing bicycle facilities should be preserved or enhanced when general

553 road improvements are made. Secure parking for bicycles should be provided at

554 activity centers throughout Northshore. (T-33)

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556 **CP-712** Pedestrian and bicycle linkages are encouraged and should be planned. There

557 should also be a link for equestrian uses from Hollywood Hill and NE 171st Street to

558 the Sammamish River trail in the vicinity of the South Woodinville CBD bypass. (W-

559 14)

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561 **CP-713** Protection of natural vegetation coverage at levels sufficient to moderate surface

562 water runoff and erosion and to protect the integrity of stream channels should be

563 required through special zoning requirements, critical drainage basin requirements,

564 or countywide ordinance. When revegetation is required, appropriate native

565 vegetation should be used. (NR-4)

566

567 **CP-714** Until such times as the Sammamish River Basin Plan is adopted, special attention

568 should be given to the Reconnaissance Report #10 during the development review

569 process. The comprehensive plan land use map should be amended, if analysis

570 through the Sammamish River Basin Plan indicates a need to modify adopted land

571 uses in order to protect water resources of the Sammamish Basin. (NR-8)

572 **CP-715** Unique geologic conditions in Northshore have resulted in hillsides that have a high

573 risk of large scale erosion. Increased on-site retention/detention requirements in

574 areas drainage over steep and erosive slopes should be adopted and implemented
 575 as special zoning requirements. (NR-9)
 576

577 **CP-716** A community-wide trail system for pedestrians, equestrians, and bicyclists should
 578 be developed. This trail system should connect regional trails with local trails and
 579 walkways. (P-6)
 580

581 **CP-717** When the development of properties occurs in the Northshore Planning Area, public
 582 access or easements should be required to complete the development of a local trail
 583 system. Adequate right-of-way should be provided for trail use. To ensure that the
 584 provision of trail corridor right-of-way does not result in a reduction in the number of
 585 permitted building lots, the area within the trail right-of-way, not otherwise credited
 586 as part of a road right-of-way dedication, should also be credited toward the lot area
 587 of any proposed development. Trails should connect to existing and proposed
 588 schools, parks, riding stables, recreation areas and neighborhoods. (P-9)
 589

590 **CP-718** King County should work closely with other jurisdictions and public agencies to
 591 seek appropriate trail links between elements of the open space system including,
 592 but not limited to the Burke-Gilman trail, Sammamish River trail, and the Tolt
 593 Pipeline Trail. (P-10)
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595 **CP-719** Existing public access points to the Sammamish River should be maintained and
 596 additional access points acquired and developed to ensure the use of this river as
 597 trail corridor and fishing area. (P-11)
 598

599 **CP-720** King County should transfer ownership of county-owned property located north of
 600 NE 145th, south of 148th Street, west of 124th Avenue NE and east of 119th Avenue
 601 NE to the cities of Bothell and Kirkland in order to preserve it for park and open
 602 space purposes. (P-16)
 603

VIII. Shoreline

The Shoreline Community Plan was commenced in March 1977 and adopted in August 1980. The new City of Shoreline commenced operating in August 1995; between Shoreline and Lake Forest Park the planning area has very little unincorporated territory left, all of which is in one or the other city's Potential Annexation Area (PAA).

All of the unincorporated share of the planning area's 2012 household growth target will be accommodated within the new City of Shoreline. Therefore, none of the Shoreline Community Plan's policies are readopted.

IX. Snoqualmie Valley

The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The process resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie. The area was annexed by the City of Snoqualmie, and development is proceeding under an interlocal agreement as directed by the community plan. The 1994 King County Comprehensive Plan largely reaffirmed the Rural and Resource Lands land use map designations of the community plan.

CP-901 King County, in cooperation with the Valley cities, and state and federal agencies, should conduct a study of baseline conditions and cumulative impacts of development on the Snoqualmie River's water quality, and identify methods of equitably controlling these impacts. (SQP-1 through SQP-6)

CP-902 Wildlife populations in the Snoqualmie Valley planning area are recognized as a regionally important resource and an important characteristic of the area's rural character. Special studies should be undertaken, in cooperation with the Washington State Department of Wildlife, to identify wildlife populations at risk due to the land uses allowed by the King County Comprehensive Plan and to develop mitigation measures to protect the continued viability of the area's wildlife populations. Should these studies indicate unmitigatable impact affecting wildlife populations due to the land uses allowed by the plan, a comprehensive plan amendment study will be undertaken to provide for the continued existence of this valuable resource. (SQP-17)

CP-903 Properties in erosion-prone drainage basins are subject to special development conditions applied to protect the safety and property of county residents through reducing or eliminating the occurrence of gully formation and sever erosion. These conditions may include:

- a. A drainage control plan;**
- b. Installation of drainage control features prior to any land clearing, vegetation removal, site grading, road construction, or utility installation; and**
- c. Runoff control requirements. (SQP-21)**

657

658 **CP-904** King County will oppose annexations to Snoqualmie Valley cities that currently

659 contain designated floodplain lands until interlocal agreements have been

660 enacted to advance the policies and standards set forth in the comprehensive

661 plan. (SQP-27)

662

663 **CP-905** The Shoreline Environment designations of the King County Shoreline

664 Management Program should be consistent with comprehensive plan land use

665 map designations and zoning. King County should initiate the shoreline

666 redesignation process consistent with K.C.C. 25.32.130. (SQP-32)

667

668 **CP-906** Until expansion areas are annexed, zoning for the expansion areas shall be

669 urban reserve at 5 acre densities with the exception of the existing

670 commercial/industrial area in the SE North Bend Way expansion area, and the

671 existing industrial area in the Snoqualmie expansion area. (SQP-57)

672

673 Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the

674 Snoqualmie Community Plan's attempt to phase growth of the valley cities. These phasing approaches

675 were embodied in the interlocal agreement the county signed with the City of Snoqualmie; they may be

676 reflected in the cities' comprehensive plans. The King County Comprehensive Plan simplifies the

677 designations into one expansion area for each city.

678

679 **CP-907** King County will support development within the Snoqualmie Valley cities of

680 Duvall, Carnation, Snoqualmie and North Bend and annexation and development

681 of lands within their expansion areas, when each city demonstrates that its

682 wastewater and storm water treatment systems for the existing and proposed

683 city jurisdiction will not degrade the water quality of the Snoqualmie River and

684 its tributaries. (SQP-58)

685

686 **CP-908** King County will not support Snoqualmie Valley cities' annexations into

687 expansion areas until each city has adopted mechanisms to reduce or eliminate

688 flood hazards within its jurisdiction. (SQP-59)

689

690 **CP-909** King County shall initiate an amendment to the King County Comprehensive

691 Plan if the cumulative impact of development of the cities' expansion areas will

692 reduce the quality of the Snoqualmie River and its tributaries below the current

693 "A and AA" standards. (SQP-61)

694

695 **CP-910** King County will not support any annexations by a Snoqualmie Valley city until it

696 can be demonstrated that building permits have been approved at urban

697 densities for development of at least one-half of the environmentally

698 unconstrained land in all the annexations by the rural city since January 1990.

699 Exceptions to this policy may be considered by King County subject to an

700 interlocal agreement and where all other applicable policies herein are satisfied.

701 (SQP-62)

702

703 **CP-911** The county shall oppose an annexation by a Snoqualmie Valley city unless it lies

704 within approved service areas as designated by comprehensive plans for water

705 and sewer, is accompanied by all the proposed amendments to extend water and

706 sewer comprehensive plan, or the area is already adequately served by such

707 utilities. (SQP-63)

708

709 **CP-912** King County shall work with the City of Carnation in a public process with citizen

710 participation to enter into an interlocal agreement to allow joint planning for a

711 planning and service area including land northeast of Carnation. The purpose of

712 the interlocal is to insure that further development of these lands does not

713 materially impact the character or vitality of the city or the viability of the

714 surrounding resource lands. Elements of the interlocal agreement shall include:

715 a. The agreement shall expressly recognize the City of Carnation's ability to

716 extend by contract public water and the city shall be the preferred water

717 purveyor within the service area, provided that densities remain at rural

718 residential levels as identified in the King County Comprehensive Plan;

719 b. An arrangement for coordination on SEPA action required for development

720 proposals within the planning area;

721 c. Visibility of proposed new development from the City of Carnation shall be

722 addressed and mitigated;

723 d. Water quality issues shall be addressed and mitigated. (SQP-67)

724

725 **CP-913** King County shall support annexation of the expansion area only when

726 Carnation implements a long-term, nonstructural program to reduce flood

727 damages on floodplains land within its jurisdiction. (SQP-68)

728

729 **CP-914** Achieving a long-term solution to flood damages within the City of Snoqualmie is

730 one of King County's highest priorities for this planning area. (SQP-70)

731

732 **CP-915** King County reaffirms its support for the spirit and intent of the Snohomish

733 Mediated Agreement, and the recommendations of the Snohomish River Basin

734 Coordinating Council which led to the signing of the intergovernmental

735 agreement for implementation. King County considers this work to be a sound

736 basis for a long-term flood damage reduction program for the City of

737 Snoqualmie. (SQP-72)

738

739 **CP-916** King County intends to assist the City of Snoqualmie to develop a long-term

740 solution and an implementation program which will solve flooding problems in

741 the city. (SQP-73)

742

743 **CP-917** If the long-term solution to flooding problems in the City of Snoqualmie is

744 determined to have basin-wide impacts, these impacts shall be reviewed by the

745 King County flood control management plan team or its equivalent to identify

746 any additional mitigations which may be required. If the long-term solution to

747 flooding problems is demonstrated to not have basin-wide impacts, it should be

748 implemented as soon as possible and would not require a second, basin-wide,

749 review of impacts and mitigations. (SQP-74)

750

751 **CP-918** King County urges a public/private resource commitment to implement a long-

752 term solution to flooding problems in the City of Snoqualmie. (SQP-75)

753

754 Policies SQP 76 through 78 have been and continue to be implemented through an interlocal agreement.

755 Most of the annexations referenced have taken place and are reflected in the expansion area boundaries

756 for the City of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.

757

758 **CP-919** Until a long-term solution to preventing flood damages in the City of Snoqualmie

759 is agreed to by King County and the City of Snoqualmie, King County will

760 support annexations in expansion areas when consistent with all appropriate

761 policies herein and when higher residential densities can be achieved, municipal

762 services can be provided, and river water quality will not be degraded. (SQP-77)

763

764 **CP-920** Annexations of lands within the Phase 1 and Phase 2 additions to the City of

765 Snoqualmie's Urban Growth Area shall not occur until completion of detailed

766 planning, preparation and review of project-level Environmental Impact

767 Statement(s), and a determination of required mitigations and amenities. The

768 range of land uses to be allowed and the mitigations and amenities to be
769 required shall be embodied in a binding Development Agreement between the
770 City of Snoqualmie and the owners of proposed annexation lands.
771

772 **CP-921** The project-level Environmental Impact Statement(s) for lands within the Phase 1
773 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall
774 address aquifer recharge issues, and potential impacts to the water quality and
775 quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills
776 neighborhoods, and all streams that flow off-site.
777

778 **CP-922** Based on the findings of the Environmental Impact Statement(s), the
779 Development Agreement between the City of Snoqualmie and the owners of
780 proposed annexation lands in the Phase 1 and Phase 2 additions to the City of
781 Snoqualmie's Urban Growth Area shall establish a program for long-term
782 monitoring of the water quality and quantity of Lake Alice and the private wells in
783 the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams flowing
784 off-site.
785

786 **CP-923** The Development Agreement shall also outline the remedies necessary if the
787 monitoring program leads to findings that development activities on the
788 annexation lands are the cause for adverse impacts to the water quality and/or
789 quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie
790 Hills neighborhoods, and of streams flowing off-site. The owners of the
791 annexation lands shall be responsible for the monitoring program and correction
792 of any impacts determined to have been caused by their development activities.
793 Remedies may include connection to the public water system, or construction of
794 alternative wells.
795

796 **CP-924** The project-level Environmental Impact Statement(s) for lands within the Phase 1
797 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall
798 address traffic safety issues, with a focus on safety concerns for rural
799 homeowners dependent upon the southern stretch of the Snoqualmie Parkway
800 for access to their homes. A range of alternatives to improve safety at the
801 intersection of the Snoqualmie Parkway and SE 96th Street, including
802 signalization, road widening and turn lanes shall be explored.
803

804 **CP-925** Annexations of lands within the Phase 1 and Phase 2 additions to the City of
805 Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive
806 Water and Sanitary Sewer Plans to determine the full range of improvements
807 landowners within the annexation will be required to provide.
808

809 **CP-926** A Drainage Master Plan shall be required for any new development of lands
810 within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban
811 Growth Area. Stormwater facility design shall adhere to the standards in the
812 most recent update of the King County Design Manual, or of the Snoqualmie
813 Storm Drainage Plan, whichever is the most stringent.
814

815 **CP-927** There shall be no road connections between the Phase 1 addition to the City of
816 Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills Planning
817 Area, unless future analysis determines a restricted emergency access is
818 necessary for safety purposes.
819

820 **CP-928** There shall no be no road connections between the Phase 2 addition to the City
821 of Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis
822 determines a restricted emergency access for Lake Alice residents is necessary
823 for safety purposes.
824

825 **CP-929** To protect the rural character of the neighborhoods surrounding the Phase 1 and
826 Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the Phase 1
827 and Phase 2 areas shall include buffers to all rural lands along their perimeter.
828 The size and structure of each buffer area shall be determined based on the
829 characteristics of the land and existing vegetation, and its ability to perform the
830 following functions: visual screening; noise reduction; and minimization of blow
831 down. Buffers may include constructed berms and new plantings if deemed
832 necessary and appropriate to perform the required functions.
833

834 **CP-930** King County supports the continued industrial use of Weyerhaeuser's
835 Snoqualmie Mill site and its annexation to the City of Snoqualmie. (SQP-79)
836

837 **CP-931** King County will support annexations of land in North Bend's expansion area
838 when higher residential densities can be achieved, municipal services can be
839 provided, and river water quality will not be degraded. (SQP-81)
840

CP-932 Commercial and light industrial land uses are appropriate along SE North Bend Way subject to special development conditions to mitigate impacts. (SQP-82)

A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the application of p-suffix conditions to commercial and industrial properties on SE North Bend Way.

CP-933 Commercial and industrial zoned land (including potential-commercial or potential-industrial zoned land) within the City of North Bend's Urban Growth Area (UGA) are planned for nonretail, resource-based and highway-oriented uses. These uses shall be served by public sewers.

CP-934 The area between Tanner and the Edgewick Interchange, south of SE 140th and north of I-90, is appropriate for nonretail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development. (SQP-84)

CP-935 Land uses adjacent to the Edgewick Interchange shall be limited to highway-oriented commercial uses that do not impact ground water, and serve the traveling public. (SQP-85)

CP-936 The area north of the Edgewick Interchange is appropriate for resource-based, shipping, distributing and trucking related industrial uses that do not impact ground water. (SQP-86)

The Fall City policies in this section were revised through a subarea planning process involving members of the Fall City community in 1998 and 1999. Through this planning process, the Citizens Advisory Committee identified the following elements that local residents value about their town:

- It is surrounded by agricultural and forest lands which are entirely rural;
- It has a pattern of development that has evolved over more than a century, which includes historic buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a small-scale downtown;
- It is located in a unique geographic area formed by the confluence of two important salmon-bearing rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other salmonid streams that are also important to the ecology of King County;
- Compatible home occupations and small-scale animal husbandry in harmony with residential neighborhoods;

- Rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business district, and no street lights except as needed for public safety);
- Scenic vistas, open space, and rural and resource uses surrounding Fall City; and
- Small rural town identity.

CP-937 **Fall City is an unincorporated rural town which should have overall residential densities of one to four dwelling units per acre. Potential commercial zoning adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.**

CP-938 **The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.**

CP-939 **Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.**

CP-940 **King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other nonmotorized links between downtown businesses, the residential areas, and nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.**

CP-941 **King County should expand the soft surface pedestrian, equestrian and bicycle trail opportunities serving the Fall City area. Trail route options serving the community shall be reviewed to include a route along the left bank levee easement directly adjacent to the Raging River, historically used by the public as a pedestrian, equestrian and bicycle trail. This historically used trail generally follows the "wildlife corridor" along the bank of the Raging River from 328th Way SE approximately NE to**

915 the Preston Fall City Road. The selected trail system for the Fall City area shall be
 916 identified in the King County Parks and Recreation trail system plan.
 917

918 **CP-942** Zoning for the existing industrial and office areas adopted in the 1999 Fall City
 919 Subarea Plan should be maintained but not expanded.
 920

921 **CP-943** Land uses at freeway interchanges without existing commercial or industrial
 922 development, and outside rural neighborhoods and rural cities, are designated rural
 923 residential to support development in rural neighborhoods and rural cities, and to
 924 preserve the scenic nature of the corridor. (SQP-98)
 925

926 **CP-944** New development at the Exit 22 Interchange shall not expand beyond the area
 927 designated in this plan and shall not adversely impact surrounding rural residential
 928 areas. All uses should be planned and sited to use long-term onsite waste disposal
 929 systems. (SQP-99)
 930

931 **CP-945** The existing two acres of land currently zoned for commercial use at Preston (Exit
 932 22) is recognized, but no additional land for commercial uses is designated. (SQP-
 933 100)
 934

935 **CP-946** The presence of the Snoqualmie Tribe in the planning area has important historic
 936 and cultural significance for the Puget Sound region. The following places,
 937 recognized by the tribe as historically, culturally and archeologically important,
 938 should be considered for inclusion in the King County historic sites survey, and
 939 designation to local and/or national register of historic places.
 940

941

942 **The tribe recognizes the following areas as culturally significant:**

943 **a. Snoqualmie Falls;**

944 **b. The banks of the Snoqualmie River between the falls and the three forks**

945 **confluence area;**

946 **c. Fall City Indian Cemetery;**

947 **d. Banks at the confluence of Snoqualmie and Raging Rivers;**

948 **e. Banks at the confluence of Snoqualmie and Tolt Rivers;**

949 **f. Fall City Park (site of John Sanawa's Council House and the first white school);**

950 **g. Mt. Si; and**

951 **h. Granite outcropping used as a quarry between North Bend and the City of**

952 **Snoqualmie on SR-202. (SQP-122)**

953

954 **CP-947 King County recognizes the spiritual, historic, cultural and recreational value of the**

955 **Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be designed**

956 **and sited to protect these values. (SQP-123)**

957

958 **CP-948 Because of the spiritual significance of the area at the base of the falls to the various**

959 **tribes in the Puget Sound region, this area of the falls should remain free of**

960 **development and open for public access. (SQP-124)**

961

962 **CP-949 The community of Preston is a significant cultural and historic reminder of the**

963 **planning area's roots in the logging industry. The existing land use designation**

964 **shall be maintained, and new development should respect the existing character of**

965 **the community. (SQP-125)**

966

967 **CP-950 The industrial area adjacent to the Rural Neighborhood of Preston shall be**

968 **recognized with appropriate zoning for industrial uses. This area is designated for**

969 **industrial uses to recognize existing industrial use and vested applications for new**

970 **industrial development.**

971

972 **The boundaries of this industrial area are permanent. No expansion of the**

973 **designated industrial area will be permitted, and any effort to expand its boundaries**

974 **is recognized as contrary to the Growth Management Act, including the 1997**

975 **amendments.**

976

977 Any industrial development or redevelopment in the designated industrial area
978 (excluding reconstruction in the event of accidental damage or destruction, or tenant
979 improvements entirely within the building structures) shall be conditioned and
980 scaled to maintain and protect the rural character of the area as defined in RCW
981 36.70A.030(14) and to protect sensitive natural features.

982

983 New industrial development or redevelopment (excluding structures and site
984 improvements that existed or are vested by applications as of May 24, 1996, or
985 tenant improvements entirely within building structures), on lots not subject to
986 restrictions and conditions consistent with those reflected in Recording No.
987 9708190805 must be dependent upon being in the Rural Area and must be
988 compatible with the functional and visual character of rural uses in the immediate
989 vicinity and must not encourage or facilitate conversion or redesignation of nearby
990 Rural and Rural Neighborhood lands to commercial, industrial or urban uses.

991

992 The boundaries of this industrial area shall be those properties within the Preston
993 Industrial Water System, as set by King County Ordinance 5948, with the exception
994 of parcel #2924079054.

995

996 **CP-951** King County supports efforts of the community of Preston to achieve recognition of
997 its historical and cultural significance. Its historic character should be maintained
998 through designation as an historic area. (SQP-126)

999

1000 **CP-952** The King County Historic Sites Survey should be updated to include additional sites
1001 identified by the Preston Heritage Committee. (SQP-127)

1002

1003 **CP-953** The development of a regional railroad museum in the Snoqualmie area is
1004 encouraged to promote understanding of the regional significance of railroads in the
1005 settlement and development pattern of Washington State. (SQP-128)

1006

1007 **CP-954** King County shall put high priority on the acquisition and development of a regional
1008 trail system linking the Snoqualmie Valley planning area to other parts of the county.
1009 (SQP-143)

1010

1011 **CP-955** King County supports designation of the Middle Fork of the Snoqualmie River under
1012 either the national or state Wild and Scenic River program. (SQP-151)

1013

1014 **CP-956** **King County supports evaluation of the North Fork of the Snoqualmie River and the**
1015 **main stem of the Tolt River under either the national or state Wild and Scenic River**
1016 **program. (SQP-152)**

1017

1018 **CP-957** **King County shall assist the City of North Bend, when requested, to develop a long-**
1019 **term solution and an implementation program which will solve flooding problems in**
1020 **the city.**

1021

X. Soos Creek

Soos Creek is one of King County's largest and fastest growing planning areas. The first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975, and was adopted in November 1979. The process was controversial, partly because Soos Creek served as a laboratory for several emerging planning concepts, including a Rural land use designation implemented with zoning limiting residential density to one home per five acres.

The Soos Creek Community Plan Update commenced in March 1988 and was adopted in December 1991. In 1995 the City of Kent initiated annexation of a very large area between it and Lake Meridian, intended to encompass most of its Potential Annexation Area (PAA) within the planning area. The cities of Maple Valley and Covington have commenced operating and assumed jurisdiction within their territories.

CP-1001 The continued viability and health of the Soos Creek planning area's stream systems and the fisheries resources dependent upon them should be assured through zoning, special zoning conditions and development regulations. The intent of this policy is to control densities along stream corridors identified by the Soos Creek Basin Plan. This policy will be implemented through the Area Zoning by placing rural and urban densities within 1/4-mile of significant stream systems identified as Types 1, 2, and 3 waters according to the Sensitive Areas Ordinance. (NR-1)

CP-1002 Lot coverage limitations for building shall be applied in all stream corridors in urban designated areas of the Soos Creek basin and classified R-1, urban stream protection special district overlay. Total impervious surface should not exceed 8%, and total clearing of forested vegetation should not exceed 30%. Reforestation to achieve sites that are 70% forested should be required. (NR-1A)

CP-1003 New development should rehabilitate degraded wetlands and stream channels and banks in the Soos Creek planning area's drainage's to prevent further erosion and water quality problems. These areas include, but are not limited to, May Creek, Garrison Creek, Molasses Creek and Olsen Creek. Where conditions permit, the banks and channels should be restored to a natural state. Where it has been

1059 determined that additional standards may be appropriate to control volume, these
 1060 should be required for new development. (NR-3)
 1061

1062 **CP-1004** Within the Soos Creek basin, bare ground associated with clearing, grading, utility
 1063 installation, building construction, and other development activity should be covered
 1064 or revegetated between October 1 and March 31 each year. Earth-moving and land-
 1065 clearing activity should not occur during this period within the Soos Creek basin
 1066 except for regular maintenance of public facilities and public agency response to
 1067 emergencies that threaten the public health, safety and welfare. Landscaping of
 1068 single-family residences, existing permitted commercial forestry and mining
 1069 activities and development sites with approved and constructed drainage facilities
 1070 that infiltrate 100 percent of surface runoff should be exempt from these restrictions.
 1071 (NR-8)
 1072

1073 **CP-1005** For new subdivisions in the Soos Creek basin Rural Area, a minimum of 20% of the
 1074 property should be retained as a separate tract of undisturbed indigenous
 1075 vegetation. (NR-9)
 1076

1077 **CP-1006** All development within 660 feet of the top of the Cedar River Valley and the Green
 1078 River Valley walls, particularly along the bluffs south and west of the Lea Hill plateau
 1079 and within the Lake Heights area, should be conditioned to avoid adverse impacts
 1080 on the environment and risks to life and property. (NR-14)
 1081

1082 **CP-1007** The Soos Creek Community Plan recognizes the importance of existing mobile home
 1083 parks in providing affordable housing options. Mobile home parks in the urban
 1084 areas of Soos Creek are designated for mobile home park uses, and should be
 1085 zoned appropriately. King County should continue to examine the feasibility of
 1086 funding and developing a replacement mobile home park in south King County for
 1087 displaced mobile homes on county-owned or privately-owned sites. King County
 1088 should develop intergovernmental agreements with the cities of Renton, Kent and
 1089 Auburn for joint development of replacement parks to accommodate mobile home
 1090 owners if they are displaced from mobile home parks within cities. (R-23)
 1091

1092 **CP-1008** Significant vegetation is a diminishing resource in the Soos Creek community.
 1093 Significant vegetation contributes significantly to environmental quality,
 1094 neighborhood character, and the quality of life in Soos Creek. All new residential

1095 development shall retain significant existing vegetation. Native vegetation should be
 1096 utilized wherever possible. (R-33)
 1097

1098 **CP-1009** Multifamily zoned land should not be converted to institutional and
 1099 commercial/office uses within the Soos Creek Planning Area. (C-5)
 1100

1101 **CP-1010** Equestrian crossings of arterials should be permitted only where they do not greatly
 1102 disrupt traffic. Where possible, these crossings should be combined with
 1103 pedestrian and bicycle crossings. There should be no at grade equestrian crossings
 1104 of SR-516, except at Lake Meridian. (T-29)
 1105

1106 **CP-1011** Crest Airpark is an important local facility and should continue operation at current
 1107 levels of use. (F-15)
 1108

1109 **CP-1012** Because of noise and public safety concerns, low-density, single-family
 1110 development should be the primary land use allowed within Crest Airpark's north
 1111 flight path within 1/2-mile of the airport runway. (F-16)
 1112

1113 **CP-1013** All new subdivisions within 1/4-mile of Crest Airpark should include a covenant. The
 1114 covenant should state that the property owner and/or resident recognize the
 1115 existence of Crest Airpark, its value to the community, and the noise and public
 1116 safety aspects of living in proximity to the airpark. (F-17)
 1117

1118 **CP-1014** The operation of SIR is expected to continue indefinitely. The area authorized for
 1119 racetrack use shall be confined to maximize protection of Little Soos Creek and its
 1120 riparian area. Any future consideration of permits for its operation should be
 1121 consistent with the spirit and intent of the 1991 rules and conditions which regulate
 1122 operation of the facility. (F-18)
 1123

1124 **CP-1015** King County should give high priority to expanding the Big Soos Creek trail by
 1125 linking the City of Covington to the south and Fairwood Center to the north to the
 1126 existing trail system. (P-15)
 1127

1128 **CP-1016** King County should give high priority to linking the Green River and Cedar River
 1129 corridors. (P-16)
 1130

1131 **CP-1017** **King County should coordinate with the City of Seattle, WSDOT, and other**
1132 **jurisdictions to link major elements of the open space system including the Cedar**
1133 **River, Lake Desire, Big Soos Creek, SR-18 and the Green River trail systems. (P-18a)**
1134

XI. Tahoma/Raven Heights

The Tahoma/Raven Heights planning area is the second largest (149 square miles) and was the second-fastest growing community planning area during 1990-1994. The Tahoma/Raven Heights Communities Plan (T/RH) commenced in August 1979 and was adopted in October 1984. T/RH continued to apply the Growth Reserve and Rural designations and zoning that emerged during the Soos Creek planning process. The planning area is mostly unincorporated Rural or Forest Production District. In the years prior to the Growth Management Act (GMA) the City of Black Diamond completed one large annexation. A final Urban Growth Area for Black Diamond has been determined and may be adopted as part of future amendments to the 1994 King County Comprehensive Plan. The planning area has also been affected by the incorporation of the new City of Maple Valley. The city has commenced operation and assumed jurisdiction. It includes most of the Urban Growth Area in the planning area.

In response to data and recommendations emerging while the Soos Creek Basin Plan was being prepared, interim 5-acre zoning was applied to portions of the Jenkins and Covington Creek watersheds in July 1989. A T/RH Update covering about one-fifth of the planning area was initiated in March 1991, and adopted in December 1991. The area zoning was changed in some cases, but this action was based on the 1985 King County Comprehensive Plan and applicable basin plan policies, and did not result in any changes to the 1984 T/RH policies.

CP-1101 Resource activities should be encouraged in areas where such activities are not inconsistent with a rural atmosphere. In order to ensure continued development of natural resources prior to the development of the land for other purposes, extractive industries should be allowed to locate in areas known to have deposits of minerals. Premature urban/ suburban development should not be approved which forecloses the opportunity to use the resources. (T/RH-28)

CP-1102 The demand from surrounding land uses and densities should not exceed the capacity of the area's groundwater resources nor otherwise cause deterioration of its quality. (T/RH-45)

- 1171 **CP-1103** Existing businesses which qualify as legal uses located at Highway 169 and Cedar
1172 Grove Road should be given the same land use map designation as surrounding
1173 rural or resource properties, but recognized as Rural Businesses with
1174 neighborhood-scale business zoning. Any such development should not be
1175 expanded beyond the limits of the existing zoning of the specific parcel on which it
1176 is currently located, and if the use is abandoned the zoning should be redesignated
1177 to a rural zone consistent with that applied to surrounding properties.
1178
- 1179 **C-1104** King County supports annexation of the lands within the City of Black Diamond's
1180 Urban Growth Area subject to the requirements of the Black Diamond Urban Growth
1181 Area Agreement as adopted by Ordinance 12534. If the agreement is terminated, the
1182 affected lands under King County jurisdiction shall be treated as follows:
1183 a. Land within the designated Urban Growth Area shall be redesignated to Rural and
1184 reclassified to the rural zoning in place prior to the effective date of Ordinance
1185 12534. This zoning shall continue for a period of at least five years from the date of
1186 reclassification.
1187 b. The areas identified in the agreement as county open space shall be maintained at
1188 the rural zoning in place prior to the effective date of Ordinance 12534. This zoning
1189 shall continue for a period of at least five years after the date of termination of the
1190 agreement.
1191
- 1192 **CP-1105** King County supports expansion of the network of regional trails and conservation
1193 of natural resource lands and environmentally sensitive areas through community
1194 efforts such as the Rock Creek Valley Conservation Plan and the Friends of Rock
1195 Creek.
1196
- 1197 **CP-1106** King County supports efforts to protect and enhance open space and ensure long-
1198 term habitat health and passive recreation opportunities in the Middle Green River
1199 through community efforts such as the Middle Green River Coalition.
1200

XII. Vashon

The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation of the entire planning area as Rural. In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth Management Act (GMA). The policies below are the issue- or area-specific policies retained from the 1986 plan.

CP-1201 All of Vashon-Maury Island is recognized for its unique ecological functions as a Puget Sound island, and is designated in this plan as a rural area. Development activities should protect the entire ecological system, including the Puget Sound shoreline, island habitat areas, and ground and surface water resources. (V-1)

CP-1202 All land use policies and regulations for Vashon shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection. (V-3)

CP-1203 Home occupations should continue to be allowed in residential areas on Vashon Island. (V-27)

CP-1204 Development should be minimized and carefully managed in sensitive areas. The most fragile, hazardous or valuable areas, including areas highly susceptible to

1237 contamination, landslide hazard areas and wetlands, should remain largely
 1238 undeveloped through application of a low density designation. (V-31)
 1239

1240 **CP-1205** **Protect and preserve the Island's wildlife habitats. (V-33)**
 1241

1242 **CP-1206** **Where fish or wildlife habitat occur within a proposed short plat or subdivision, the**
 1243 **proposal should be reviewed to ensure that the ingredients necessary for the**
 1244 **habitat's preservation are not destroyed. Special conditions should be attached to**
 1245 **protect the habitat, if necessary. (V-34)**
 1246

1247 **CP-1207** **Fish and wildlife habitats identified on Vashon Island and considered to be**
 1248 **especially unique and valuable or of potential countywide significance should**
 1249 **receive special attention. Where these occur within a proposed plat or subdivision,**
 1250 **Department of Development and Environmental Services (DDES), or its successor,**
 1251 **may require the developer to submit a special report to assess more closely the**
 1252 **impacts of the proposal on the habitat and to recommend specific measures to**
 1253 **protect them. (V-35)**
 1254

1255 Most fisheries in King County are regulated by agencies other than the county. Policies throughout this
 1256 plan address fish habitat and the response to ESA listings. A harvestable fisheries habitat not otherwise
 1257 addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of Natural
 1258 Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of
 1259 some species in this habitat, the county should take affirmative action to assure long-term productivity
 1260 and to protect public health. The 1997 report of the Beach Assessment Program documents the
 1261 degradation of this resource from over-harvesting, increased beach use and other causes.
 1262

1263 **CP-1208** **Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the**
 1264 **marine food chain, to protect public health, and to assure long-term productivity.**
 1265 **King County shall explore effective means to protect this fisheries resource.**
 1266

1267 **CP-1209** **Island water resources should continue to be the sole water-supply source in the**
 1268 **future. The plan discourages importing water for domestic uses from off the Island.**
 1269 **(V-52)**
 1270

1271 **CP-1210** **Land uses and development densities should be planned so that demands on the**
 1272 **Island's groundwater resources do not exceed its capacity to provide adequate**
 1273 **supplies without deterioration of quality. In order to achieve this, ongoing research**

1274 and monitoring as recommended in the Vashon Maury Island Water Resources
 1275 Study should be conducted. (V-53)
 1276

1277 **CP-1211** Protection of the groundwater aquifer is of primary importance to Vashon Island.
 1278 Further water quality degradation which would interfere with or become injurious to
 1279 existing or planned uses should not be allowed. (V-54)
 1280

1281 **CP-1212** To protect domestic water resource, areas deemed highly susceptible to
 1282 groundwater contamination and watersheds should be maintained in residential or
 1283 similarly nonintensive uses at low densities. (V-57)
 1284

1285 **CP-1213** As an additional requirement for the comprehensive plans of public water systems
 1286 on Vashon Island, the county shall ask that information be included assessing the
 1287 ability of existing and potential water sources to meet anticipated population growth.
 1288 Planned expansion of the water system should be prohibited if the analysis reveals a
 1289 risk to the adequacy of service including quality of water being provided to current
 1290 users. (V-59)
 1291

1292 **CP-1214** Special consideration should be given to the impacts of new development on the
 1293 Island's groundwater resources. This should apply to major developments,
 1294 development in areas highly susceptible to contamination, or development near
 1295 public water supplies. (V-61)
 1296

1297 **CP-1215** Park-and-Ride lot development both on the Island and at or near the ferry terminals
 1298 which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be
 1299 encouraged. (V-67)
 1300

1301 **CP-1216** Provide a safe and efficient system of commuter and recreational routes for
 1302 bicyclists, pedestrians, and equestrians. (V-69)
 1303

1304 **CP-1217** Street and highway improvements should be low-cost safety and maintenance
 1305 projects wherever possible. (V-71)
 1306

1307 **CP-1218** Additional water-related parks and beaches should be acquired along the saltwater
 1308 shorelines of Vashon-Maury Islands. These parks should be retained as passive,
 1309 natural areas. (V-83)
 1310

1311	CP-1219	Additional park sites should be acquired in the island's most environmentally
1312		sensitive natural areas. These sites should be retained as passive, open space
1313		areas allowing only those uses that would be compatible with sensitive areas. (V-84)
1314		
1315	CP-1220	A public trail system should be identified and encouraged for preservation on
1316		Vashon Island. (V-85)
1317		
1318	CP-1221	Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-
1319		85a)
1320		
1321	CP-1222	Trail systems at parks and on other public land should be encouraged on Vashon
1322		Island. Trails on public lands should be officially recognized and preserved. (V-85b)
1323		
1324	CP-1223	If and when county- and state-owned land on Vashon is logged, trails should be
1325		preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone
1326		should be left when logging occurs. (V-85c)
1327		
1328	CP-1224	Voluntary dedication of trails should be encouraged when land is developed for
1329		more intensive uses. (V-85d)
1330		
1331	CP-1225	Trails should provide multiple uses where possible, serving both recreational and
1332		commuter needs. (V-85e)
1333		
1334	CP-1226	Trail corridors on Vashon Island should be established and designed based upon
1335		the following criteria:
1336		a. Connect park and open space areas;
1337		b. Provide access to shoreline areas, particularly public parks;
1338		c. Incorporate views and other special features of scenic, historic, or
1339		archaeological interest;
1340		d. Traverse development limitation areas where not incompatible with hazard or
1341		fragile natural areas;
1342		e. Follow streambanks and ravines;
1343		f. Follow undeveloped rights-of-way or along side existing roads; and
1344		g. Provide access to and connect schools. (V-85f)
1345		
1346	CP-1227	The quantity and quality of Vashon-Maury Islands' groundwater supply should be
1347		monitored, along with building permit and subdivision data, to determine if planned

densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply.

Vashon-Maury Island is unique within King County in that it is an island community dependent upon a designated sole-source aquifer for its water supply. Given that the only source of drinking water is ground water, a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in the rest of King County. Land clearing and building activities can reduce groundwater recharge. Low-impact development (LID) is a new approach to land development that involves protecting and enhancing native vegetation and soils, reducing impervious surface and managing storm water at the source. These techniques are well suited to development in rural-residential zoned areas and can be an effective way to protect groundwater quality and recharge.

CP-1228 King County should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface. King County should promote preservation of at least 65% forest cover on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the rural area.

Watershed Planning

For the past 25 years, through several community planning processes, the Island community has been proactive in protecting its water supply. There is broad recognition of the shared responsibility for this common resource, and recognition that each water use can affect the quantity and quality of the water supply of others. Although in many areas of the Island there is not a current problem with water quality and quantity, planning and preparation to secure and protect Island water resources is warranted. The principal reasons for preparing a watershed plan in 2005 was that there is uncertainty about the amount and availability of groundwater, a local trend showing increasing nitrates in some wells, potential for degradation of Island streams and potential for contamination of the Island sole source aquifer. The Vashon Maury Island Watershed plan completed on June 6, 2005 intends to protect and assure the water supply by making and implementing specific recommendations on water quantity and quality issues affecting the Island.

In April 2007 the Vashon Maury Island Groundwater Protection Planning Committee recommended the following priority action items in the Vashon-Maury Island Watershed Plan be incorporated into the 2008 King County Comprehensive Plan as follows:

CP-1229 King County should develop an on-going island-wide education program to inform Islanders about groundwater resources, drinking water supplies, water availability, and water quality issues. The education program should include alternative water supply choices such as water retention, rain water harvesting, use of gray water, deepening of wells, groundwater recharge, water rationing in emergencies, reclaimed water and desalinization.

CP-1230 King County shall seek funding and work with state agencies to encourage removal of old or failing residential fuel storage tanks on Vashon-Maury Island.

CP-1231 King County should encourage the use of demonstrated new and alternative on-site septic treatment technologies on Vashon-Maury Island with priority on Marine Recovery Areas.

CP-1232 King County should seek funding to expand the Seattle-King County Public Health septic education program to inform property owners about septic system failures and steps they may take to ensure effective maintenance and operation of their system.

CP-1233 King County and the Vashon-Maury Island Ground Water Protection Committee should continue to collaborate to develop an education program on pesticide and fertilizer use.

CP-1234 King County should work with the Vashon Community to define specific actions to implement the stormwater recommendations in the 2005 Vashon-Maury Island Watershed Plan within available resources.

CP-1235 New roads or road improvements required for new development in the town of Vashon should use a rural road section when possible, consistent with the King County Road Standards. Although the roadway section within the Vashon Town Center typically includes curb, gutter, and sidewalk, the residential roadway section throughout the Island should generally be rural in character with shoulders and an open ditch/swale on both sides of the roadway. When a roadway project exceeds the thresholds identified in Section 1.1.1 of the County's Surface Water Design Manual, flow control and treatment

1420 facilities should mitigate the impacts generated by surface and stormwater runoff.
1421 Swales should be used when ecologically appropriate to treat runoff.
1422
1423 CP-1236 King County should adopt a “business district design guideline” for the Vashon Town
1424 Center calling for installation of a rural type road section with either a road/sidewalk/bio-
1425 swale configuration, or a road/swale/trail configuration, where there is sufficient right of
1426 way, unless an alternate design that can protect groundwater recharge can be
1427 constructed.
1428
1429 CP-1237 King County should protect the quality and quantity of groundwater on Vashon/Maury
1430 Island by measuring, monitoring, and reporting information on groundwater quality and
1431 quantity to provide the information needed to manage groundwater resources.
1432
1433

XIII. West Hill/White Center

The West Hill and White Center Community Plans, applying to portions of the original Highline Community Plan, were the last adopted by King County (West Hill in 1993, White Center in 1994), and as such were prepared in conformance with the Growth Management Act (GMA), and are already incorporated as part of the 1994 King County Comprehensive Plan. They will be reviewed and possibly revised as part of a future revision to this plan.